

REAL ESTATE & BUILDING.

THE DESIRABILITY OF SMALL DWELLINGS AS INVESTMENTS.

Plans for Developing the Northeast Section—Looking for a Brisker Market—Cold Weather and the Holidays Arrest Building Operations.

No appreciable change in the local real estate market was noticed during the past week, the buying of Christmas goods and the retention of funds for settling yearly accounts being the apparent cause. A few quite important sales were made, however. It can be safely said that a most prosperous and busy season is indicated. The dealers are making extensive preparations in anticipation of such a season during the coming year. Not a few dealers will next season engage quite largely in the buying of city lots, which can be had at low figures, and the erecting thereon of houses desirable in size and price for those buyers who desire to invest in homes for their own occupancy. The great majority of the houses will, of course, be erected in the northeast section of the city, although land for such purposes will be taken wherever practicable. Another feature in this direction is a movement which is being sought to be inaugurated, having for its object the establishment of a street railway, which will afford the people of the northeastern section greater transportation facilities. There is great need of such improved facilities in that section, and once accomplished a tremendous rise in real estate values there will be witnessed.

As may well be expected at this time of the year transactions in the building world have steadily decreased during the past week. Two causes may be assigned—the unfavorable conditions for building, that is, freezing weather, and the approach of the holidays. Naturally enough, no real change in building affairs is expected before February or March, when the spring work will be commenced. That the coming season will be an unusually brisk one is already evidenced by the increased order for plans now being received by local architects.

During the week ending December 18 but seven permits were issued by the inspector of buildings for the erection of fourteen buildings, the total cost being \$38,000, an average cost per building of \$2,714. These buildings were located as follows: Northwest, 3 at a total cost of \$7,200; northeast, 2 at a total cost of \$4,000; southeast, 8 at a total cost of \$24,000; county, 1 at \$8,000.

BUILDING NOTES.

Charles D. Volland has granted a permit for the erection of four two-story pressed brick dwellings at Nos. 1001-07 Fourth street southeast. Three will be 14x32 feet and one 18x60 feet. They will have flat tin roofs, and cost \$6,000.

J. A. Kimball will erect for William E. Paxton one two-story frame dwelling on Tennytown road, at a cost of \$800. The dimensions will be 30x28 feet.

W. H. Hamersley will repair No. 1218 D street northwest to the extent of \$200.

George S. Cooper has drawn the plans from which J. H. Lamden will build a two-story and cellar dwelling for Davidson & Davidson at 1319 North Capitol street northwest. The building will be of brick with stone front. It will be 19x47 feet, bay window and iron cornice, and will cost \$3,500.

R. J. McLean will further improve his lumber yard, lot 2, square 200, by the erection of an open lumber shed, 162x64 feet, and 30 feet high, with tin roof, at a cost of \$500.

A. Beach will add a two-story brick front, 13x10 feet, with bay window, to No. 202 L street northwest, at a cost of \$500.

At Nos. 627-29 Acker street northeast S. Carr will build two two-story brick dwellings, 16x30 feet. They will have flat tin roofs and will cost \$4,000.

W. E. Parsons, pastor, has been granted a permit for an addition to the Church of the Reformation, B street, between Second and Third streets southeast, which A. T. Boche will erect. It will be one story in height by 26 feet front and 30 feet deep, of brick, and will cost \$1,200.

W. W. Johnson has contracted with Meers, Hobbs Bros. for the erection of one two-story brick dwelling, 25x48 feet, at No. 1404 Tenth street northwest. It will be of pressed brick, and will cost \$3,000.

Charles A. Langley will construct for T. B. Ferguson at No. 1432 N street northwest a third-story addition with mansard roof at a cost of \$600.

R. C. Mangum will erect at Nos. 915-21 North Carolina avenue southeast four three-story and cellar dwellings for Messrs. Mangum & Stockett. One will be 18x30 feet and three 20x30 feet. They will be of brick, with stone fronts, furnished with furnace heat, and will cost \$18,000.

John Noonan will add a second-story porch and tank house to his dwelling at the corner of Pierce's Mill and Tennytown road, county, at a cost of \$200.

M. J. Roach will construct for James J. Roach a private two-story brick stable, 16 feet 3 inches by 30 feet, in the rear of No. 475 Ridge street northwest at a cost of \$700.

REAL ESTATE NOTES.

B. F. DeKlyn and John J. Huyler have for \$7,500 each purchased of C. J. Coulter one-third parts of lots 4 and 5, square 320, 20 feet 10 inches by 90 feet on the corner of Tenth and F streets northwest.

C. Belnap has sold to C. M. Towson lot 16, block 33, Columbia Heights for \$4,142.19.

J. F. Batchelder has purchased from A. S. Johnson sub. 248, square 150, on Q between Seventeenth and Eighteenth streets northwest, for \$12,000.

John T. Arms et al. have sold to Leonard C. Bailey for \$4,800 sub. 106, lot 7 to 79, square 553, 62 feet front on O, between First and Second streets northwest.

Samuel Maddox has purchased from J. H. Byram for \$5,000 sub. 37 to 32, and 36 to 39, square 712, each 25x100 feet on Colfax, between First and Delaware avenues, L and M streets northeast.

John H. Voorhees has sold to A. Oglesby for \$7,400, sub. 86, square 1,003, 18x55 feet on Wylie street, between H and I, Twelfth and Thirteenth streets northeast.

Sarah Elizabeth Scott has purchased of W. Danenbrow sub. 33, square 754, 16x84.71 feet on Second, between E and F streets northeast, for \$4,750.

H. Strong has sold to H. C. Parsons sub. 4,

and part 5, square 197, on the northeast corner of Sixteenth and L streets northwest for \$40,000.

J. McK. Eiken has purchased from M. J. Sauter sub. 6 to 8, square 550, on O, between First and Third streets northwest, for \$4,229.10.

R. T. Morsell has sold to W. B. Jackson et al. lot 1, Greenville tract, for \$11,438.

A. L. Swartwout has purchased lots 2 to 4, block 8, in C. and O's sub., lot 8, etc., White Haven, of J. C. Hurst for \$4,050.

C. W. Hayes et al. (executors) have purchased of Cora L. Christie certain pieces of property in Fairlawn, Anacostia, and part lot 11, square 702, fronting 30 feet on Pennsylvania avenue, between Second and Third streets southeast, for \$15,000.

Eugenie Petersen has purchased from T. A. Homiller, for \$4,500, part 67, B, and H's addition to Georgetown, fronting 37 feet 4 inches on Frederick street.

G. S. Wormley has bought of B. Robinson et al., for \$5,800, south half lot 11, square 601, Second street, between P and Q streets, lot 7, square 602, Q street and James Creek Canal, and lot 6, square 603, Second street, between Q and R streets southwest.

The Columbia Real Estate Company has purchased of F. G. Newlands sub. 44 to 46, square 156, each 24x95.50 feet on P, between Seventeenth and Eighteenth streets northwest, for \$14,035.82.

Gulieppi Marenelli et al. have purchased for \$5,950 east half 67 and lots 70 and 75, square 725, bounded by B, C, First and Second streets northeast.

C. C. Leffer has purchased from J. H. Lightfoot parts 10 and 11, square 345, 18x87 feet 10 inches on Tenth street, between G and H streets northwest, for \$14,000.

J. W. Hobbs has bought of Ella J. Newton for \$10,500 part lot 2, square 158, fronting 38 feet on M, between Seventeenth and Eighteenth streets northwest.

L. P. Shoemaker has purchased lot 37, Lanier Heights, of B. E. Kelly for \$4,125.

C. W. King has sold to B. H. Warder sub. 194 to 197, square 721, 16.15 feet front on California street, between First and Second streets northeast, for \$14,000.

William J. Boardman has purchased of John T. Arms lot 1, square 186, 80x132 feet 9 inches at the corner of P and Eighteenth streets northwest, price paid being \$50,000.

Mary C. Lee has purchased from Kate R. Green sub. 69, square 115, 29.35x80 feet on Sunderland Place, between Nineteenth and Twentieth streets northwest, for \$10,000.

A. H. Van Dusen has bought for \$5,000 of A. W. Conlee sub. 19, block 2, Le Droit Park.

W. Nordinger et ux. have sold to A. C. Fisher for \$2,625 original lot 20, in Beatty and Hawkins' addition to Georgetown.

T. C. Homiller has sold to Eugene Peterson for \$4,500 part of lot 67, in B. and H.'s addition to Georgetown.

Eliza A. Alexander has sold to J. D. Sullivan for \$685 part of lot 54, in Holmead's addition to Georgetown.

T. S. Clark has purchased from T. A. T. Judd sub. 29, square 409, 18.33x68 feet on public space fronting Maryland and Virginia avenues at Eighth street southeast, for \$—.

W. P. Lefton has bought of C. Gessford sub. 49, square 788, 18x45.96 feet on Fourth street, between A and B streets southeast, for \$6,500.

Elizabeth S. Saum has purchased from L. P. Shoemaker for \$6,820, part lot 16, square 245, 24 feet 9 inches by 110 feet on Thirteenth street.

D. F. Merrill has purchased of J. M. Buckley a lot 34x85 feet on Water and Jefferson streets, Georgetown, for \$4,000.

D. S. Evans has sold to B. Hodges lot 1, block 11, Trinidad, for \$5,000.

B. E. Fernow has purchased from D. Birtwell lots 13 and 14, block 14, Isherwood, for \$4,421.92.

W. W. Johnson has purchased from Jane B. Case sub. 30, square 338, 25x95 feet on Tenth, between O and P streets northwest for \$5,000.

E. T. Keller has purchased of H. L. Sargent et al. lots 5 and 6, square 298, fronting 50 feet on Maryland avenue running to D street, between Twelfth and Thirteenth streets southwest, \$4,250 being given.

M. Harlin has purchased from Caroline Behrend for \$4,500 parts 7 and 8, square 897, 17x124 feet 1 inch on Seventh street, between East Capitol and A streets northeast.

Ella T. Chandler has purchased of Aaron R. Shepherd for \$4,700 sub. 15, square 890, 16 feet 3 inches by 116 feet on Seventh, between G and H streets northeast.

S. Gatti et al. have purchased from R. C. Gwynn (assignee), part lot 43, square 30, Georgetown, 40x57 feet on Market Space and Bridge (M) street, for \$18,000.

W. T. Nallor has sold to J. McKee Borden for \$4,900, sub. 28, square 363, 18 feet 4 inches by 90 feet on French, between R and S, Ninth and Tenth streets.

F. Colton has purchased from J. R. Edson, sub. 72, fronting 46.25 feet on Connecticut avenue, between Q and R streets northwest, for \$12,000.

BUILDING PERMITS.

Building permits to the following were issued by Inspector Entwistle for the week ending Friday, December 18.

One two-story frame dwelling, 30x28 feet, at Tennytown, to W. E. Paxton, to cost \$800.

One two-story brick private stable, 16 feet 3 inches by 30 feet, rear of No. 475 Ridge street northwest, to James J. Roach, to cost \$700.

Four two-story brick dwellings, one 18x60 feet and three 14x32 feet, at Nos. 1001-07 Fourth street southeast, to Charles D. Volland, to cost \$6,000.

One two-story brick dwelling and stable, 25 x48 feet, at No. 1404 Tenth street northwest, to W. W. Johnson, to cost \$3,000.

One two-story and cellar brick dwelling, 19 x47 feet, at No. 1312 North Capitol street northwest, to Davidson & Davidson, to cost \$3,500.

Two two-story brick dwellings, 16x30 feet, at Nos. 627-29 Acker street northeast, to S. Carr, to cost \$4,000.

Four three-story and cellar brick and stone dwellings, three 18x30 feet and one 20x30 feet, at Nos. 915-21 North Carolina avenue southeast, to Mangum & Stockett, to cost \$18,000.

REAL ESTATE TRANSFERS.

[Transfers in which the consideration was nominal are not included.]

FRIDAY, DECEMBER 11.

J. T. Arms and W. Mayse, jr., to L. C.

G. G. CORNWELL & SON,

1412, 1414, and 1418 Pennsylvania Ave.,

ARE READY FOR CHRISTMAS

WITH TONS OF

Candies, Nuts, Raisins, and Figs.

RICHARDSON & ROBBINS' PLUM PUDDING.

ONE POUND CANS, TWO POUND CANS, THREE POUND CANS, FOUR POUND CANS.

KENNEDY'S AND WILSON'S CELEBRATED FRUIT CAKES.

ONE POUND CAKES, TWO POUND CAKES, FOUR POUND CAKES, FIVE POUND CAKES, TEN POUND CAKES.

NEW CROP MIXED JUMBO NUTS.

PAPER SHELL ALMONDS, TARRAGONA ALMONDS, GRENOBLE WALNUTS, LARGE TEXAN PECANS, MEDIUM TEXAN PECANS, VERY BEST MIXED, FILBERTS, SICILY, BRAZIL, "JUMBO," BRAZIL, MEDIUM, SHELLBARKS.

EXTRA FINE RAISINS—CROP OF 1889.

FINEST DEHESA BUNCH, FINE DEHESA BUNCH, IMPERIAL CABINET BUNCH, FINEST IMPERIAL CALIFORNIA, FINEST VALENCIAS, LOOSE MUSCATALS, LOOSE MUSCATALS, SULTANA SEEDLESS.

HUYLER'S, WHITMAN'S, MALLARD'S, AND SLAUSON'S CELEBRATED CANDIES.

MIXED CREAMS, MIXED EXTRA BON-BONS, BROKEN CANDY, CANDY BALL, ASSORTED FINE CHOCOLATE CREAMS, VANILLA CHOCOLATE CREAMS, JORDAN ALMONDS, BURN'T ALMONDS, VERY BEST MIXED CREAMS.

FANCY FIGS.

WASHED FIGS, NO DECEPTIONS FIGS, PULLED FIGS, FANCY, PULLED FIGS, FINE, LAYER FANCY FIGS, LAYER FINE FIGS, LAYER GOOD FIGS, CRYSTALIZED FIGS.

GERMAN WAFERS—SUPERIOR TO ANY IMPORTED.

VANILLA, LEMON, CHOCOLATE, ROSE, HAZLENU, RASPBERRY, ICE, CIGARETTE, CARLSBAD, BISMARK BISCUIT.

GORDON & DILWORTH'S, CURTICE BROS.

AND ATMORE'S MINCE MEATS.

FLORIDA ORANGES, LARGE, FLORIDA ORANGES, MEDIUM, FLORIDA ORANGES, SMALL, PINK GRAPES, EXTRA, MANDARIN ORANGES, TANGERIN ORANGES.

G. G. CORNWELL & SON,

1412, 1414, and 1418 PENNSYLVANIA AVE.

Bailey, lots 76 to 79, inclusive, Allen, jr.'s sub., square 553, subject to trust of \$1,750, \$4,800.

C. Belnap et ux. to C. M. Towson, lot 16, block 33, Columbia Heights, \$4,142.19.

J. P. Clark and E. B. Cottrell (trustees) to John C. Hurst, lot 1, 7 to 23, inclusive, and 35 to 40, inclusive, Clark et al.'s (trustees) sub., White Haven, \$10,000.

C. J. Coulter to F. DeKlyn, one-third interest in part lots 1 and 5, 20 feet 10 inches on F street, square 320, subject to trust, \$7,500.

Same to J. S. Huyler, one-third interest in above land, square 320, subject to trust, \$7,500.

W. E. Edmonston (executor and trustee) et al. to D. T. Hassan, part original lot 1, 50 feet on M street, square 160, \$9,000.

R. C. Gwynn (assignee) to S. Gatti and D. Leverage, part lot 43, Old Georgetown, square 30, \$18,000.

A. S. Johnson et ux. to J. F. Batchelder, lot 248, Schneider's sub., square 156, subject to trust of \$6,000, \$12,000.

B. F. Leighton et ux. to W. H. Loomis, lot 20, Leighton's sub. of lot 9, block 13, Trinidad, \$313.60.

J. E. Mitchell et ux. to C. M. Barrick, lot 27, block 1, Fairview Heights, \$2,250.

J. A. O'Connor to A. A. Birney, part lots 33 and 34, Cabot's sub., square 625, \$200.

A. R. Shepherd et ux. to Ella L. Chandler, lot 15, McCarthy's sub., square 890, \$4,800.

D. D. Thompson et ux. to M. M. Lewis, lot 54, Walker's sub., square 614, \$1,000.

A. Burdord et ux. et al. to S. C. Raub, lot 297, square 131, B and H's addition, Georgetown, \$100.

J. H. Byram and C. N. Moore (trustees) to S. Maddox, lots 27 to 33, inclusive, and 36 to 39, inclusive, Corbin's sub., square 712, \$5,000.

W. Danenbrow et ux. to S. E. Scott, lot 23, Smoot's sub., square 754, subject to trust of \$2,500, \$4,750.

J. R. Edson et ux. to F. Colton, lot 72, Power's et al.'s sub., square 111, \$12,000.

D. B. Groff et ux. to W. J. Cook, lot 27, Groff's sub., block 8, Brightwood Park, \$3,200.

D. B. Groff et ux. to G. W. Gates, lots 3 and 4, block 24, Brightwood Park, \$750.

Same to S. J. Meeks, lot 3, block 18, Brightwood Park, \$700.

W. Mayse et ux. et al. to M. A. Robinson, lot 47, Mayse et al.'s sub., square 780, \$3,187.50.

A. M. McLachlen and R. White (trustees) to S. Carr, lot 41, White et al.'s (trustees) sub., square 1028, \$1,475.

W. T. Nallor et ux. to J. McKee Borden, lot 28, Mattingly et al.'s (trustees) sub., square 363, \$4,900.

R. Smith and C. A. Elliot (trustees) to Jennie E. Abbott, lot 16, block 3, Twining City, \$272.58.

H. Strong et ux. to H. C. Parsons, lot 4, part lot 8 in Davidson's sub., also north 3.26 feet of lot 5 on which said Strong's stable stands, square 197, \$40,000.

J. H. Voorhees et ux. to A. Oglesby, lot 86, Washington Brick Machine Company's sub., square 1005, \$2,400.

MONDAY, DECEMBER 14.

W. L. Bramhall and S. A. Goldsborough (trustees) et al. to A. and B. L. Phillips, part original lot 6, square 490, \$100.

Elta Brent to Louis Kettler, west one-half original lot 9, square 1027, \$50.

W. J. Burgess et ux. to J. J. Millard, lot 405, Uniontown, \$375.

Commissioners of the District of Columbia to C. S. Lashhorn, part lot 6, square 950, tax deed, \$15.60.

J. R. Cook and W. T. Okie to M. J. Snowden, south 20 feet of original lot 18, square 1083, \$400.

D. B. Groff et ux. to H. S. Walter, lot 16, block 28, Brightwood Park, \$375.

Same to G. F. Abramson, lot 17, block 28, Brightwood Park, \$375.

D. B. Groff et ux. to C. Roeten, lots 23 and 24, block 29, Brightwood Park, \$1,600.

R. T. Morsell to W. B. Jackson and G. J. Seufferle (surviving partners of Jackson Bro. & Co.), sub. lot 1, Greenville, containing 27 acres 3 rods and 18 perches, \$11,423.62.

T. A. Rover and J. Elbert to P. Hellby, part lots 11 and 12, Davidson's sub., square 216, 14 feet 2 inches on L street, \$3,070.

A. E. Randle to Richard Liston, lots 5 and 6, block 2, Congress Heights, \$300.

Charles J. Stott et al. to Sarah W. Huntington, part original lot 9, square 122, 35 feet on south side of F street, \$3,500.

C. B. Smith and H. N. Tolson (trustees) to J. T. Loveless, lot 477, Uniontown, \$2,000.

M. S. Sauter et ux. to J. McK. Elker, lots 6, 7, 8, Richardson's sub., square west of 553, \$4,329.10.

Isabella H. Sargent et vir Nathan et al. to Edward T. Keller, lots 5 and 6, Varnum's sub., square 298, \$4,250.

TUESDAY, DECEMBER 15.

American Security and Trust Company to Cate Well, lots 145 and 147, Manogue et al.'s sub., block 27, Long Meadows, \$375.

Caroline Behrend, executrix and trustee of James H. Hanlein, to Meyer Hanlein, part lots 7 and 9, square 897, 17 feet on Seventh street, \$4,500.

William H. Brooker et ux. to Henry Renfrow, east half of lot 34, section 8, Barry Farm, \$650.

Jane B. Case to Will W. Johnson, lot 30, Redfern's sub., square 338, \$5,000.

Reuben B. Clark et ux. to Andrew J. Sanford, part lot 27, square 501, 24 feet on Four-and-a-Half street, \$2,704.80.

Martha S. Collier et vir Eusebins to Cath Ryan, lot 25, Willer et al.'s sub., square 789, \$100.

D. B. Groff et ux. to Edwin Nauck, lot 9, block 1, Brightwood Park, \$332.

J. Frank Milnor et ux. to Meyer Hanlein, part original lot 21, square 904, \$3,500.

W. J. Newton et ux. to Mary E. Yates, 65 feet of lot 75, Gray's sub., square 981, \$2,850.

Mary J. and Ines Okey to Samuel W. Tucker, jr., lot 10 and west half lot 11, Danenbrow attorney's sub., square 880, \$1,975.

Alfred Ray et al. (trustees of Emory Chapel, M. E. Church South), to District of Columbia, part Woodward's lot, containing 3,424.22 feet, \$600.

W. H. Saunders and A. A. Lipscomb (trustees) to John C. Newman, lot 61, block 48, Holmead Manor, \$2,065.

Agnes V. Sauter to Michael J. Sauter, all interest in part original lots 6 and 8, square 449, 18 feet 11 inches on east side of Seventh street, \$3,820.88.

George J. Seufferle et ux. to Marcella Waters, lot K, Wilson's sub.; also part original lot 3, square 337, \$3,700.

Stephen S. Wales et ux. to Laura Delaney,

lot 17, block 9, Wales' sub., Burville, \$110.40.

W. R. Wilcox and G. E. Fleming to William H. Linger, lot 46, Foote's sub., square 72, \$2,537.50.</